



**UTILITY NOTES:**  
Utilities are shown as per Diggers Hotline of Nebraska.  
1-800-331-5666  
Ticket #2384928.

**GENERAL NOTES:**  
The Water and Sewer service lines were not marked by the City of Atkinson and the location of said lines could not be determined.

**ENCROACHMENTS:**  
No encroachment affects surveyed property.

**Parking Spaces:**  
Painted striping as shown.

**DISTANCE TO NEAREST INTERSECTING STREET** - Intersection of Hill Street and U. S. Highway #20 is near the northwest corner of subject property.

**RECORDED LEGAL DESCRIPTION OF SURVEYED PROPERTY** (as provided in Commitment for Title Insurance of Old Republic Title Insurance Company dated 9/24/2009; Commitment No. 0R4709)

That part of Outlot "A" in Western Town Lot Company's Addition to Atkinson, Holt County, Nebraska, according to the recorded plat thereof, described as follows:

Beginning at a point on the East line of Hill Street in the City of Atkinson, which point is 66 feet due east of the Southeast Corner of Lot 6, in Block 29, of Frank Blaney's Addition to Atkinson, according to the recorded plat thereof, thence north along the West line of said Outlot "A" to a point 34.5 feet South of the Northwest Corner of said Outlot "A", thence Southeast along a circular curve, to which the last above described course is tangent, to a point due East of the point of beginning, thence due West a distance of 442 feet more or less to the point of beginning, on the West line of said Outlot "A", situated on the East Half of the Northeast Quarter of Section 32, Township 30 North, Range 14, West of the 6th P.M., Holt County, Nebraska, (said curve being described as the West line of U.S. Highway No. 20 along said tract), Except that part thereof conveyed to the State of Nebraska, in Deed Book 150 at Page 52.

**EASEMENTS:**  
There are no recorded easements on the surveyed property.

SURVEY RECORD REPOSITORY  
RECEIVED  
MAY 18 2010  
5  
County Holt  
966-229

**FIELD NOTES:**

Point #142 - Northeast Corner of the NE 1/4, Section 32, T30N, R14W.  
Found 1" Iron Pipe 3" below asphalt island surface.

SE 93.22 feet to found nail top right of way marker.  
NE 84.95 feet to near face telephone pedestal.  
WNW 114.16 feet to near face right of way marker.  
On occupation centerline Highway #11 north.

Point #143 - Northwest Corner of the NE 1/4, Section 32, T30N, R14W  
Found 1" Iron Pipe with stamped plastic cap 1/2" below asphalt highway surface as recorded by myself on plat of survey dated 11/22/2006.

NW 42.90 feet to found Bureau of Land Management reference marker.  
(42.90' R)

NW 38.75 feet to found nail and disk side power pole. (38.75' R)

NE 53.52 feet to found nail and disk side power pole brace pole. (53.52' R)

SE 57.32 feet to top center fire hydrant. (57.32' R)

South 2.2 feet to occupation centerline east-west Highway #20.  
On occupation centerline streets north-south.

Points #144 & #172 - Found 1/2" X 30" Rebar with stamped plastic cap.

Point #145 - Temporary Computed Point.

Points #146 & #180 - Set 1/2" X 30" Rebar with stamped plastic cap.

**SURVEYOR'S CERTIFICATE**

To: MCCARTHY ABSTRACT COMPANY, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ACHK, LLC, a Nebraska limited liability company, and Paul F. Seger and Karen M. Seger.

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ASQM Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 4, 8, 9, 10, 11(b), 13 and 14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Nebraska, the Relative Positional Accuracy of this survey does not exceed that which was specified therein.

Date: 10-23-2009 Rasmussen Land Surveying, LLC  
By: Steven L. Rasmussen  
Steven L. Rasmussen  
85774 U. S. Highway 281  
O'Neill, NE 68763  
(402) 482-5851

Registration No.: 624

**SURVEYED LEGAL DESCRIPTION**

A parcel of land located in Outlot A, Western Town Lot Company's Addition to the City of Atkinson, Holt County, Nebraska, described as follows:

Commencing at the northeast corner of the NE 1/4; thence S 88°44'28" W (assumed bearing) on the north line of said NE 1/4, a distance of 628.60 feet; thence S 01°15'32" E perpendicular to said north line of the NE 1/4, a distance of 50.80 feet to the southwestern right of way line of U. S. Highway #20, being the point of curvature of a non-tangential curve concave southwesterly having a radius of 653.02 feet, also being the True point of beginning; thence Southeast along said right of way line and on said curve, an arc distance of 507.80 feet through an angle of 44°33'15"; thence S 89°38'47" W, a distance of 432.60 feet to the west line of said Outlot A; thence N 01°09'08" W on said west line of Outlot A, a distance of 234.83 feet to the point of beginning, containing 1.538 acres of land, more or less.

The property surveyed and shown hereon is the same property as described in the legal description of Schedule A of the Commitment for Title Insurance issued by Old Republic Title Insurance Company dated 9/24/2009; Commitment No. 0R4709.

**SURVEYOR'S NOTE:**  
Total Parking Spaces --- 14 Spaces  
Handicapped Spaces --- 2 Spaces

- LEGEND**
- - Found Monument (see field notes)
  - - Set Monument (see field notes)
  - - Temporary Point (see field notes)
  - M - Measured this survey
  - D - Deed Distance
  - BLM - As recorded by the Bureau of Land Management
  - ⚡ - Sign
  - ⊕ - Telephone Pedestal
  - ⊙ - Power Pole
  - ⚡ - Power Pole Anchor
  - ⊙ - Monitoring Well
  - ⊙ - Fire Hydrant
  - ⊙ - Water Valve
  - ⊙ - Water Valve Manhole
  - ⊙ - Sanitary Sewer Manhole
  - ⊙ - Gas Meter
  - ⊙ - Wood Post
  - ⊙ - Handicapped Parking Space
  - ⊙ - Mailbox
  - T --- Underground Telephone Line
  - OHP --- Overhead Power Line
  - W --- Underground Water Line
  - S --- Sanitary Sewer Line
  - G --- Underground Gas Line
  - Tree Line



Date	10/16/09	Drawn By	DEH
Project	HR1376		
Scale	1"=20'		
Field Book	11		
File Name	SANDHILLSALTA.DWG		
Revision			
Sheet	1 of 1		